

14255

MTC 23434-D

WARRANTY DEED

Vol. m90 Page 8134

KNOW ALL MEN BY THESE PRESENTS, That Jingwah Kim Chang, as to an undivided 70% interest in Kin Long Truong, as to an undivided 20% interest; Elizabeth Budden, who acquired title as Elizabeth Peckham, as to an undivided 10% interest, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VOLTURNO MINO ADAMO & DEAN P. WRIGHT, not as tenants in common, but with**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 9, 10, and 11, Block 18, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 033AB 14200

**the right of survivorship

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent to the land as of the date of this deed.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 56,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of April, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Elizabeth Budden
Elizabeth Budden formerly known as
Elizabeth Peckham
STATE OF OREGON,
County of Klamath) ss.
April 30, 19 90.

Personally appeared the above named Elizabeth Budden

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL) Pauline Muelender
Notary Public for Oregon
My commission expires: 6-16-92

Jingwah Kim Chang
Jingwah Kim Chang
Kinh Long Truong
STATE OF OREGON, County of Alameda) ss.
4-26-90, 19 90
Personally appeared Jingwah K. Chang and Kinh Long Truong, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of , a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me:
Notary Public for Oregon CA
My commission expires: July 02, 1993

Chang/Truong/Peckham
824 Franklin St
Oakland, CA 94607

Volturmo Mino Adamo & Dean P. Wright
Box 3535 Lower Lake Road
Klamath Falls, OR 97603

Volturmo Mino Adamo & Dean P. Wright
Box 3535 Lower Lake Road
Klamath Falls, OR 97603

Volturmo Mino Adamo & Dean P. Wright
Box 3535 Lower Lake Road
Klamath Falls, OR 97603



STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 1st day of May, 19 90, at 11:17 o'clock A.M., and recorded in book M90 on page 8134 or as file/reel number 14255.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muelender Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY